



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
April 27, 2015 - 6:00 p.m.**

Meeting Agenda

NCGS § 143-318.17 Disruption of official meetings

**A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.
(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)**

Action may be taken on agenda items and other issues discussed during the meeting

I. Call to Order

- a) Pledge of Allegiance
- b) Invocation
- c) Welcome Guests and Visitors

II. Approve and/or Amend Agenda

III. Public Hearing

Protocol for Public Hearing for Items #'s 1, 2

- a) **Open Planning & Zoning Board Public Hearing*** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- b) **Staff Presentation** (*Interim Planning Director, Marc Allred*)
- c) **Public Comment**
 - (1) For the request
 - (2) Against the Request
 - (3) Other Public Comments
- d) **Staff Recommendation on Item #1 & Item #2.**
- e) **Close Planning & Zoning Board Public Hearing** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- f) **Planning Board Discussion** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)
- g) **Planning Board Recommendation** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

1. Public Hearing

To Consider Text Amendments to the Land Use Plan: This amendment will allow the Land Use Plan to work with the current Zoning District. Open Space Requirements are being removed from the Land Use Plan.

1. **Amendment to Page 91, Rural Residential Land Use.**
 - **Removal of open space text.**
 2. **Amendment to Page 92, Mixed Use.**
 - **Update to match current zoning.**
 - **Removal of MF-R – Multi-Family Residential and CS – Community Shopping.**
 3. **Amendment to Page 93, Original Old Town.**
 - **This was replaced by a new Old Town District that was amended on September 20, 2011.**
 4. **Amendment to Page 94, Regional Center and Employment Center.**
 - **Regional Center; remove MF-R – Multi-family, CS – Community Shopping, R-6 Residential, and NS – Neighborhood Shopping.**
 - **Regional Center; add R-12 Residential District.**
 - **Employment Center; remove CS – Community Shopping and NS – Neighborhood Shopping.**
 5. **Amendment to Page 95, Name Change : Center City to Old Town.**
2. **To consider a Map Amendment to the Land Use Plan:** Addition of a new Regional Center at Hopewell Church Rd / I-85 Interchange. This does **not** change the current use of your property, **nor** does it change the current zoning of your property. This will allow property owners to have more options if they would like to have their property rezoned. The Regional Center in the City of Trinity's Land Use Plan could allow for Highway Commercial (HC), Office and Institutional (O & I), Residential Mixed (RM), or Residential District R-12 (depending on vote with text amendment).

IV. Business from Staff for the Planning & Zoning Board

1. Code Enforcement Report (Interim Planning Director Allred)
2. Permits Report (Interim Planning Director Allred)

V. Old Business

- a. Approve the February 03, 2014 Planning/Zoning Regular Meeting Minutes ***(This is for the January 28, 2014 meeting that was rescheduled for February 03, 2014)***
(Annette deRuyter, Assistant City Clerk)
- b. Approve the February 25, 2014 Planning/Zoning Regular Meeting Minutes
(Annette deRuyter, Assistant City Clerk)
- c. Approve the April 29, 2014 Planning/Zoning Regular Meeting Minutes
(Annette deRuyter, Assistant City Clerk)

VI. Comments from Staff

Due to the Memorial Day Holiday the Planning/Zoning Meeting scheduled for Monday, May 25, 2015 has been rescheduled for Thursday, May 28, 2015. Meeting time remains 6:00 pm at the City Hall Annex.

VII. Comments from Board

VIII. Planning & Zoning Board Adjournment (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)